



## Item No. 5a. Town of Atherton

### **PARK AND RECREATION COMMITTEE – REGULAR AGENDA**

**TO:           PARKS AND RECREATION COMMITTEE**

**FROM:       STEVE TYLER – PUBLIC WORKS SUPERINTENDENT**

**DATE:       NOVEMBER 1, 2017**

**SUBJECT:    UPDATE -POSSIBLE DONATION TO PARK – CLAY TENNIS COURT**

#### **DISCUSSION**

On March 6, 2017, I was contacted by Michael Jessup from Player Capital Tennis (PCT). Michael explained to me that he believed he had the funding to install a clay tennis court inside the current tennis facility. This would be accomplished by installing the surfacing materials directly over what is currently court #3.

On April 5, 2017, this request in its conceptual form was brought to the Park and Recreation Committee (P&R) for discussion. Following that discussion, the P&R confirmed the concept was a good idea and that moving forward with plans and a more detailed agreement of how the court would be administered should move forward.

Player Capital Tennis (PCT) has moved forward with a design and detailed agreement for the courts use. At tonight's meeting, PCT will provide construction drawings for the new court as well as items that will be changed/added to the current agreement with the Town. During the initial April 5 meeting, there were a lot of questions asked that answered tonight, including the following:

- Who will be allowed to use this court?
- Who will perform/pay for the maintenance of this court?
- How much water is required to keep such a court at the preferred moisture level?
- How will this addition effect the current tennis contract?
- What type of new additions might be needed to the current contract to make this addition acceptable?
- Town responsibilities – what would the park staff be required to do to make this court a reality?

#### **ANALYSIS**

Major changes to the current status of the agreement with PCT are as follows:

- Court Use – All key holders to the Atherton Tennis Facility will be allowed to reserve use on the Clay court for no additional charge. This court will be available to Atherton key holders at no extra fee, while non-residents will pay a fee of \$30 per hour to PCT.

- The hours of use for key holders will be as follows:

Monday – Friday 8am to 2pm and 6pm to dark.

Saturday and Sunday 8am to 9am, 11am to 1pm and 6pm to dark.

The remainder of the hours will be for non-resident and PCT use.

- PCT will pay for and perform the daily maintenance on the clay court.
- The Town will pay for annual maintenance of the court expected to cost about \$2500. During the first year following installation, this maintenance will likely be required twice (2x).
- As in the past, the Town will administer the keys to the court. Atherton residents will receive a separate key to the clay tennis court. Non-residents will be admitted to the clay court by PCT.
- A similar clay court in Atherton is currently being hydrated using approximately 200 gallons of water per week. This court is expected to see much heavier use. It is estimated that in this exposure, the court will require approximately 1400 gallons of water per week or 5600 gallons per month to maintain optimum moisture levels. This water will be 100% well water unless problems occur with the well, in which case potable water use might become necessary.
- Key pricing adjustment – Currently the fees for an annual tennis key to the facility are as follows:

Atherton resident	\$50.00
Non-resident	\$200.00

- New rates – proposed rates for annual tennis key (begin 1/1/2018):

Atherton resident	\$100.00
Non-resident	\$200.00

\*This rate hike will help to offset costs for annual maintenance of tennis courts (including new clay court).

- PCT seeks re-approval of their contract for the final 3 year term (we are currently in year 3 of the first of 2 three year terms) as part of this approval.

These changes will be added under the guidance of the Atherton City attorney to the Towns agreement with Player Capital Tennis dated 9/25/2014, the tennis key users agreement, the master fee schedule and the PCT reservation page.

The construction plans are currently being reviewed by the Atherton Building Department for all necessary accessibility, grading and drainage and other requirements for this change. Once approved by the building department, the plans together with agreement changes will go to the Atherton City Council for their consideration.

**5a - update - clay tennis court at the park - nov 2017st final**

**10/27/2017**

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Following a discussion tonight to include PCT, Town Staff and interested tennis court users, a vote could be made to bring this project to the Atherton City Council on November 15, 2017.

# GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
10. EXCAVATE ALL FOOTINGS AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.
11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.
12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.
13. ALL EARTHWORK AND SITE DRAINAGE, INCLUDING EXCAVATION OF SPREAD FOOTING FOUNDATIONS, SUBGRADE PREPARATION BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL, BACKFILL IN UTILITY TRENCHES, AND SURFACE DRAINAGE IMPROVEMENTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY EARTH SYSTEMS PACIFIC, DATED NOVEMBER 14, 2016. EARTH SYSTEMS PACIFIC SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (BILL ZEHRBACH, G.E.926 PH (510) 353-3833) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
- THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PRIOR TO BEGINNING EXCAVATION. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER DURING EXCAVATION TO DETERMINE OPTIMAL FOUNDATION DEPTH BASED UPON FIELD CONDITIONS. SLABS, FOOTINGS AND PAVING SHALL BE CONSTRUCTED IN CONFORMANCE WITH GEOTECHNICAL ENGINEERING SPECIFICATIONS.
- SOILS ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER SOIL REPORT RECOMMENDATIONS.
14. FLOOR FRAMING TO BE FRAMED LEVEL TO A TOLERANCE OF 1/4" OVER 20'-0" MAX. NOTIFY ARCHITECT IF EXISTING CONDITIONS POSE CHALLENGES TO THIS STANDARD.

# COURT #3 RENOVATION

## HOLBROOK PALMER PARK, ATHERTON, CA

# VICINITY MAP



CHRIS KUMMERER & ASSOCIATES  
 P 650.233.0342  
 2089 AVY AVENUE, MENLO PARK CA 94025  
 CHRIS@CKA-ARCHITECTS.COM  
 CKA-ARCHITECTS.COM

REVISIONS:  
 PARKS AND REC COMMITTEE: SEPT 6, 2017  
 PARKS AND REC COMMITTEE: SEPT 25, 2017

### ABBREVIATIONS & SYMBOLS

& @ ACOUS. ADJ. A.F.F.	AND AT DIAMETER or ROUND ACOUSTICAL ADJUSTABLE ABOVE FINISHED FLOOR	MTL./MET. N. (N) or NEW N.I.C. NO. or # N.T.S.	METAL NORTH NOT IN CONTRACT NUMBER NOT TO SCALE
APPROX. ARCH.	APPROXIMATE ARCHITECTURAL	of O.C. O.D. OPNG.	OVER ON CENTER OUTSIDE DIAMETER OPENING
BLDG. BLKG. BM.	BUILDING BLOCKING BEAM	P.E.N. PERF. PL. P.LAM. PLYWD. PREFAB. P.T.D.F.	PLYWOOD EDGE NAILING PERFORATED PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PREFABRICATED PAPER TOWEL DISPENSER PRESSURE TREATED DOUGLAS FIR
CAB. C.J. C.L.G. C.L.O. C.L.R. C.M.U. C.O. COL. CONC. C.T. C.W. DBL. DEPT. DET. D.F.	CABINET CONTROL JOINT CEILING CLOSET CLEAR CONCRETE MASONRY UNIT CLEANOUT or GASED OPENING COLUMN CONCRETE COLLAR TIE COLD WATER DOUBLE DEPARTMENT DETAIL DOUGLAS FIR or DRINKING FOUNTAIN	R. RAD. R.D. REF. REINFC. REQ'D R.O. R.W.D. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REINFORCE REQUIRED ROUGH OPENING REDWOOD RAIN WATER LEADER
DIA. DIM. DN. DS. DW. DWG.	DIAMETER DIMENSION DOWN DOWNSPOUT DISHWASHER DRAWING	S.4.S. S.C. SCHED. S.D.	SURFACED 4 SIDES SOLID CORE SCHEDULE SMOKE DETECTOR
EA. E.J. ELECT./ ELEC.	EACH EXPANSION JOINT ELECTRICAL	SEL. SHT. SIM. SPEC.	SELECT SHEET SIMILAR SPECIFICATION(S)
ENCL. E.O.S. EQ. EQUIP./ EQPT. EXST or (E) EXP.	ENCLOSURE ELECTRICAL SLAB EQUAL EQUIPMENT EQUIPMENT EXISTING EXPANSION	SQ. S.S.T. STD. STL. STOR. STRUCT./ STRUT. SUSP.	SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPEND
G.S.M. GYP. BD GYP. H.B. H.C. HDWR./HDWE. H.M. HORIZ. HT./HGT. HTR. H.W. HDWD.	GALVANIZED SHEET METAL GYPSUM BOARD GYPSUM HOSE BIB HOLLOW CORE HARDWARE HOLLOW METAL HORIZONTAL HEIGHT HEATER HOT WATER HARDWOOD	SYM. T.&B. T.&G. T. TEL. THRU T.O.C. T.O.P./TP T.O.W./TW T.I.P. T.P.D. TV. TYP.	SYMBOL or SYMMETRICAL TOP AND BOTTOM TOP AND GROOVE TREAD TELEPHONE THROUGH TOP OF CURB TOP OF PAVEMENT TOP OF WALL TOILET PAPER HOLDER TOILET PAPER DISPENSER TELEVISION TYPICAL
I.D. IN. or (") INSUL. INT.	INSIDE DIAMETER (DIM.) INCH OR INCHES INSULATION INTERIOR	U.L. U.O.N.	UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED
JAN. JST. KIT.	JANITOR JOIST KITCHEN	VERT. V.G.	VERTICAL VERTICAL GRAIN
LAM. LAV. MAX. MECH. MEZZ. MFR. MIN. MISC.	LAMINATE LAVATORY MAXIMUM MECHANICAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS	w/ w/o W.C. WD. WH. WP. W.W.F.	WITH WITHOUT WATER CLOSET WOOD WATER HEATER WATERPROOF WELDED WIRE FABRIC

### PROJECT SUMMARY

ADDRESS: Holbrook Palmer Park, Atherton, CA.  
 OWNERS:  
 ARCHITECT: CKA ARCHITECTS  
 PH: (650) 233-0342  
 E-MAIL: chris@cka-architects.com

### CONTEXT IMAGE



### PROJECT DESCRIPTION

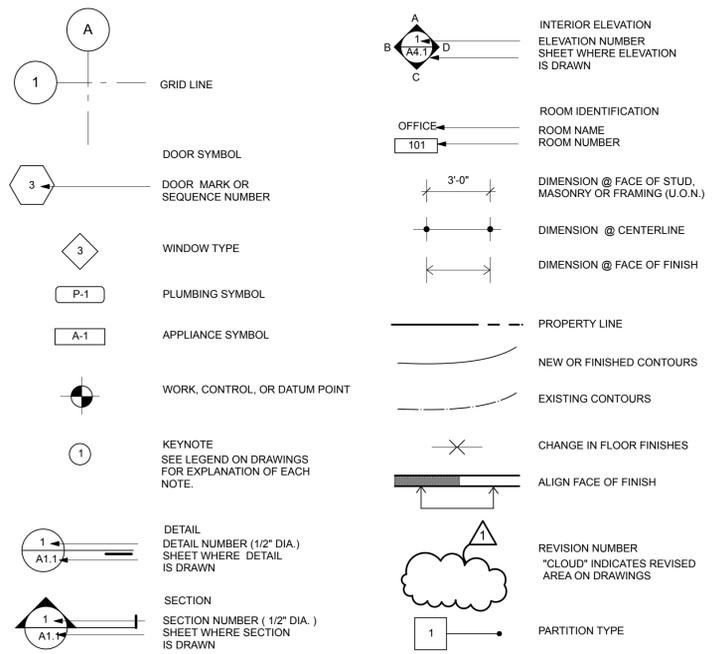
THIS PROJECT INVOLVES THE RENOVATION OF A TENNIS COURT WITH THE ADDITION OF A CLAY COURT SURFACE

### DRAWING INDEX

- L1.0 COVER SHEET
- L2.0 SITE PLAN
- L3.0 RENOVATION PLAN
- L4.0 HYDROCOURT PLAN, DETAILS

### APPLICABLE CODES

- 2013 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- AND CURRENT LOCAL BUILDING AND ZONING CODES

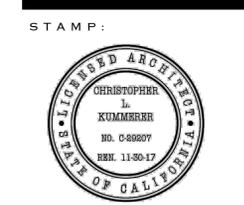


**NOT FOR CONSTRUCTION**  
**COURT #3 RENOVATION**  
**HOLBROOK PALMER PARK**  
**ATHERTON, CA**

**COURT DONORS:**  
 TAMARA AND GOKUL RAJARAM

**COURT INSTALLER:**  
 SAVIANO COMPANY INC.  
 JOHN SAVIANO  
 SAN JOSE, CA  
 650-948-3274

**COURT OPERATOR:**  
 PLAYER CAPITAL TENNIS  
 MICHAEL JESSUP  
 650-275-3027



PAGE NUMBER:  
**L1.0**

THIS DOCUMENT IS THE PROPERTY OF CKA ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CKA ARCHITECTS.

**COURT #3 RENOVATION**

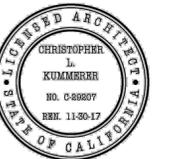
HOLBROOK PALMER PARK  
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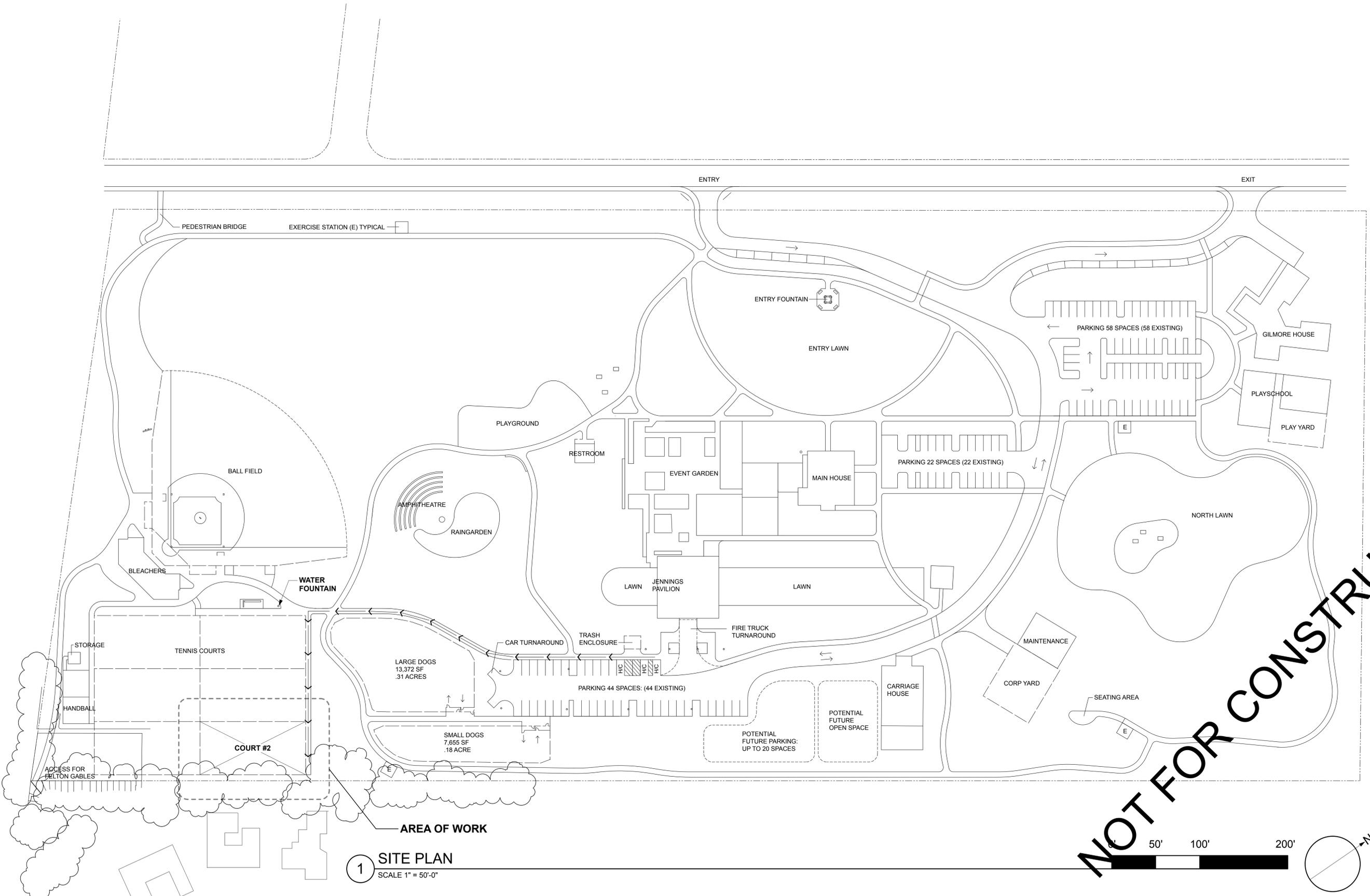
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STAMP:



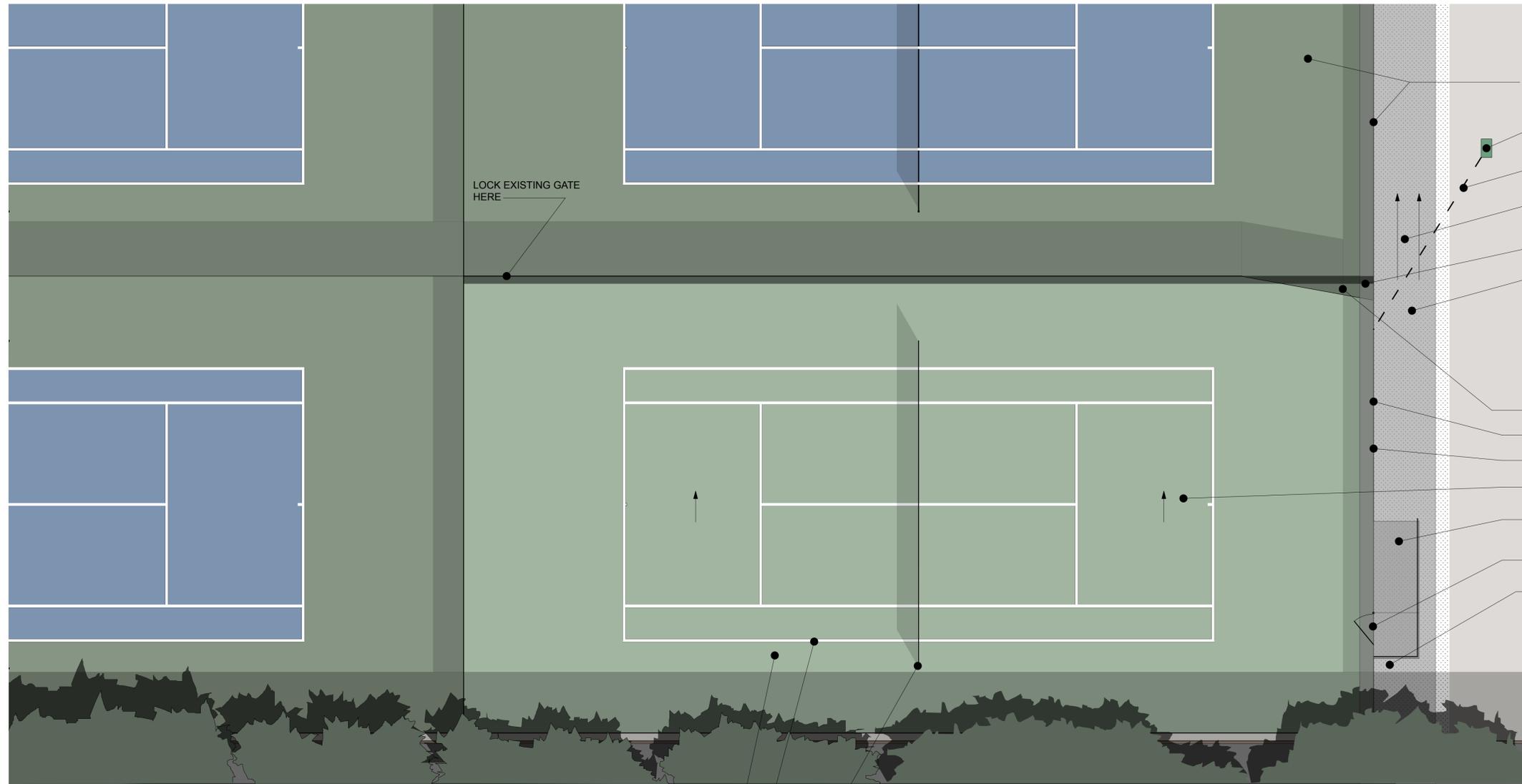
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**L2.0**



**1 SITE PLAN**  
SCALE 1" = 50'-0"

**NOT FOR CONSTRUCTION**



TENNIS COURT #3 RENOVATION PLAN

- POROUS SURFACE REDUCES RUNOFF AND SOIL EROSION BY RETAINING MOISTURE WITHIN THE DRAIN ROCK BASE
- COURT NEVER CRACKS AND REPAIRS ARE SIMPLE
- QUICK DRYING SURFACE ALLOWS FOR PLAY QUICKLY AFTER RAIN
- 10-15° COOLER THAN A HARD COURT
- EASIER ON THE BODY REDUCING OCCURANCE OF REPETITIVE STRESS INJURIES
- QUIETER BOUNCE REDUCES NOISE AS HEARD FROM NEIGHBORING PROPERTIES
- IN MANY AREAS OF THE COUNTRY CLAY COURTS ARE THE STANDARD PLAYING SURFACE

ADVANTAGES OF CLAY SURFACE



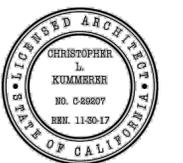
HAR-TRU CLAY SURFACE

COURT DONORS:  
TAMARA AND GOKUL RAJARAM

COURT INSTALLER:  
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